

Record of Survey for Wadsworth Roosevelt LLC

Located in Block 43, Plat "A", Roosevelt City Survey

Section 22, T. 2 S., R. 1 W., U.S.B. & M.

Roosevelt City, Duchesne County, Utah

2018

NORTHWEST CORNER
SECTION 22, T. 2 S., R. 1 W.
FOUND BRASS CAP MONUMENT
IN CAP AND RING

WEST QUARTER CORNER
SECTION 22, T. 2 S., R. 1 W.
FOUND BRASS CAP MONUMENT
IN RING AND LID

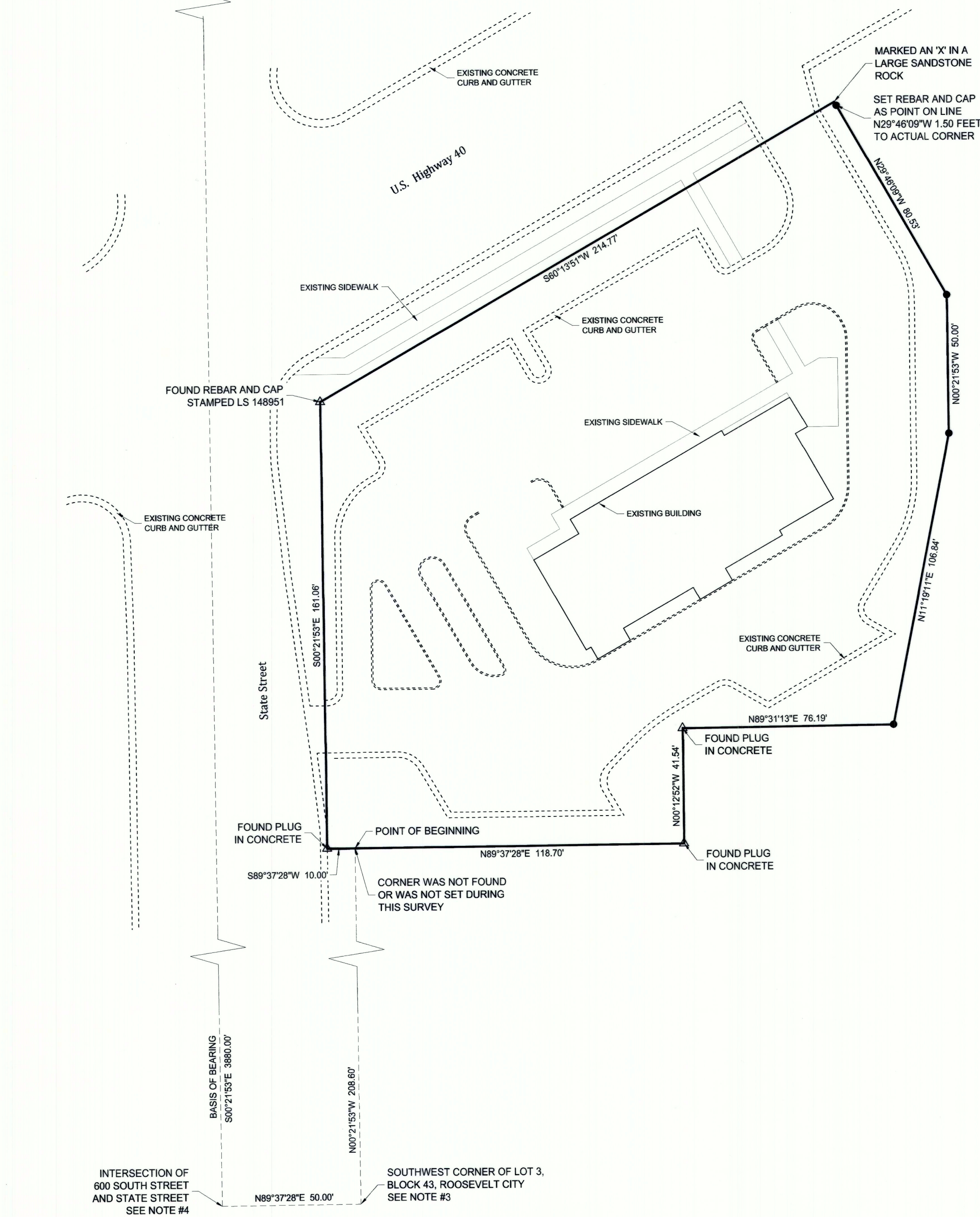
ROOSEVELT CENTERLINE MONUMENT
FOUND BRASS CAP IN RING AND LID

N89°09'58"E 3.02'
BETWEEN MONUMENTS

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LEGEND

- SURVEYED BOUNDARY LINE
- ROOSEVELT STREET MONUMENT CENTERLINE
- SECTION LINE
- EXISTING CONCRETE CURB & GUTTER
- EXISTING BUILDING
- SET REBAR WITH PLASTIC CAP STAMPED JONES AND DEMILLE ENGINEERING UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED

DESCRIPTION FOR PARCEL 00-0001-5465 (R-0243)

AS FOUND ON A SPECIAL WARRANTY DEED
ENTRY NUMBER 511303, PAGE 2 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 43, PLAT "A" OF THE ROOSEVELT CITY SURVEY, LOCATED IN SECTION 22, T. 2 S., R. 1 W., U.S.B. & M.; THENCE N00°21'53"W 208.60 FEET ALONG THE WEST LINE OF SAID BLOCK 43 TO THE TRUE POINT OF BEGINNING:

THENCE N89°37'28"E 118.70 FEET; THENCE N00°12'52"W 41.54 FEET; THENCE N89°31'13"E 76.19 FEET TO A POINT ON THE EAST LINE OF THE WEST 35 FEET OF LOT 1, SAID BLOCK 43; THENCE N11°19'11"E 106.84 FEET; THENCE N00°21'53"W 50.00 FEET PARALLEL WITH SAID WEST LINE; THENCE N29°46'09"W 80.53 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 40; THENCE S60°13'51"W 214.77 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT WHICH IS 10 FEET WEST OF THE WEST LINE OF LOT 4; THENCE S00°21'53"E 161.06 FEET PARALLEL WITH SAID LOT LINE; THENCE N89°37'28"E 10.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1.01 ACRE.

NARRATIVE / NOTES

- THE PURPOSE OF THIS SURVEY WAS TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED PARCEL OF LAND. WE WERE ASKED BY THE COMPANY MANAGING THE BUILDING OF THE SITE TO STAKE THE CORNERS TO KNOW WHERE THE BOUNDARY LINES WERE.
- BASIS OF BEARING IS S00°21'53"E BETWEEN THE NORTHWEST CORNER OF SECTION 22, T. 2 S., R. 1 W., U.S.B. & M AND THE INTERSECTION OF STATE STREET AND 600 SOUTH STREET IN ROOSEVELT. THIS BASIS OF BEARING LINE IS AN EXTENSION BETWEEN THE NORTHWEST CORNER OF SAID SECTION 22 AND THE CENTERLINE MONUMENT NEAR THE WEST QUARTER OF SAID SECTION 22.
- THE BOUNDARY LINE ADJUSTMENT SURVEY PERFORMED BY JERRY D. ALLRED AND ASSOCIATES FOR R.S. WEST / YACK FAMILY TRUST WAS USED TO DETERMINE THE BOUNDARY AS SHOWN HEREON. SAID PLAT IS ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 3450. THOSE CORNER MONUMENTS ALONG SAID BOUNDARY LINE, SHOWN HEREON AS FOUND WERE SET WITH SAID SURVEY 3450.
- THE SOUTHWEST CORNER OF LOT 3, BLOCK 43, PLAT "A", ROOSEVELT CITY SURVEY WAS REESTABLISHED BASED ON THE INFORMATION SHOWN ON THE BOUNDARY LINE ADJUSTMENT SURVEY PERFORMED BY JERRY D. ALLRED AND ASSOCIATES FOR R.S. WEST / YACK FAMILY TRUST. SAID PLAT IS ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 3450.

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



7-23-18
DATE

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1803-286 FILE NAME: h:\jdl\proj\1803-286\dwg\1803-286 ros.dwg

SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 7/23/2018 PLOTTED: 7/23/2018

**Record of Survey for
Wadsworth Roosevelt, LLC**

Roosevelt City, Duchesne County, Utah

Scale: 1" = 30'

County Surveyor's File # 3780